



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Mayor's Ad-Hoc Skate Park Committee Report, Authorization for the City Manager to Negotiate the Construction and Operation of the Skate Park with Spohn Ranch, and to Approve the Location at Kofu Park.

MEETING DATE: August 2, 2000

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council approve the recommendations of the Skate Park Committee and City staff, authorizing the City Manager to negotiate a contract with Spohn Ranch to build and operate a skate park at Kofu Park.

BACKGROUND INFORMATION: The Mayor's Skate Park Committee will make a report on their activities, including a recommendation that the facility be located at Kofu Park. This facility would be placed in the south basin, with a concrete pad being added to hold a 16,000 sq. ft. (approx.) above ground park, with modular skate elements. Included in this recommendation is that the City would construct a 600 to 800 sq. ft. pro shop, and that the entire facility be operated by Spohn Ranch, with a shared revenue stream providing the City with ongoing revenue and liability insurance protection. The Committee's preferred vendor is Spohn Ranch, as through our research, we have determined that they build the best equipment, design safe and exciting facilities, and have a successful record as an operator of skate parks.

The Council appointed six youth and two adults to an ad-hoc committee, instructing them to research skate park alternatives and select a location for this facility. After several committee meetings, tours of many existing skate parks, and a town hall meeting with more than one hundred youth in attendance, the committee has made a recommendation which will provide the citizens with an addition to an existing park that best serves the youth of our community as well as providing an economical benefit.

FUNDING: \$300,000 was requested and approved in the 2000-01 budget adjustment. The total cost of this project is unknown at this time, and will be determined by contract. It is expected to be between \$210,000 and \$248,000.

A handwritten signature in black ink, appearing to read "Ron Williamson".

Ron Williamson
Parks and Recreation Director

Prepared by Michael S. Reese, Recreation Supervisor

RW/msr

Attachments: Staff memo
Committee report
Site map

APPROVED: _____

A handwritten signature in black ink, appearing to read "H. Dixon Flynn".
H. Dixon Flynn -- City Manager

07/27/00



MEMORANDUM, City of Lodi, Parks and Recreation Department

To: H.Dixon Flynn, City Manager

From: Michael S. Reese, Recreation Supervisor 333-6800 x450
mreese@lodi.gov

Date: 7-26-2000

Subject: Proposed Skate Park information

The Mayor's Ad-Hoc Skate Park committee was directed to research and recommend the best type of park and the best location for an outdoor facility. After a series of committee meetings, a tour of various skate parks in the San Diego area, and individual visits to Northern California locations by members, the committee held a Town Hall meeting on May 8 to receive input from the youth in the community.

At that meeting, the members of the committee made a report to the community regarding the information that they had compiled. The various types of parks, both below ground concrete bowls and at-grade ramps were described to the public. Skating surfaces were also described, with positives and negatives given for each. The 112 in attendance at the meeting were asked to fill out a survey, answering questions regarding the information that they had received.

The attendees were in favor of an at-grade, or above ground park, with modular ramps on a concrete pad. Polyethylene skating surfaces were preferred to wood or metal, and the opportunity to change the layout of the park received high marks.

Locations were also discussed, with nineteen sites mentioned at the Town Hall meeting. After much discussion, Kofu Park received 80% of the "first choice" survey responses. The Committee also recommends Kofu Park as their best site for this activity. Kofu is centrally located, with ample parking, existing landscaping, restrooms, public transportation, and is highly visible for law enforcement checks.

Some changes in the south basin at Kofu will be needed. After discussion with Public Works Director Richard Prima, he suggested a gate valve be placed to hold storm drain water in the large basin, with the skate park location only being used for water storage when needed. This would reduce the number of days the basin would be filled with water to approximately one or two days each year. Additional fencing would be needed along the berm and sidewalk leading from Ham Lane to the building and west parking lot.

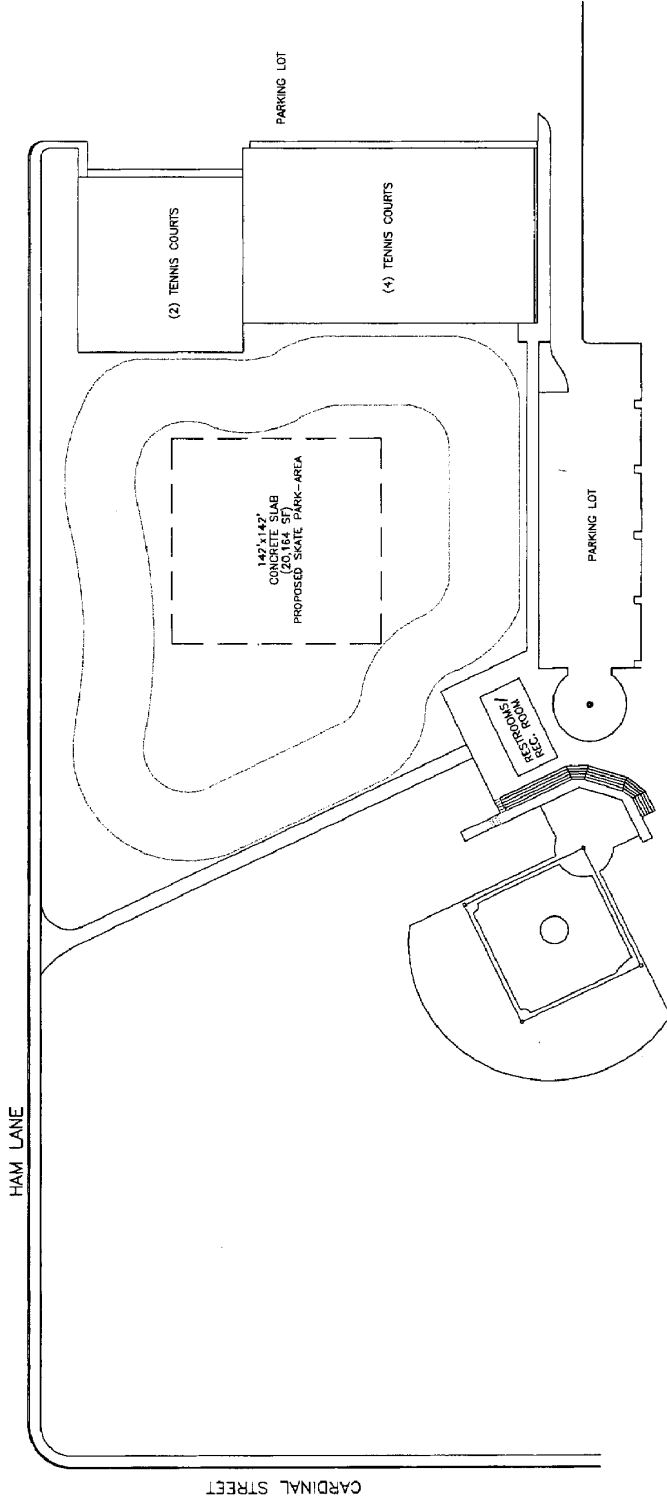
The committee's findings also included research into liability issues, which led them to meet with one vendor that can build, operate and provide liability protection to the City.

The committee's recommendation includes contracting with Spohn Ranch to build and operate this facility as their preferred vendor. Very simply, Spohn Ranch builds the best equipment, designs safe and exciting facilities and has a successful record as an operator of skate parks.

***THE LODI PARKS AND RECREATION DEPARTMENT
CREATES COMMUNITY
THROUGH PEOPLE, PARKS, AND PROGRAMS.***



NOT TO SCALE



NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

NO. DATE

BY

NO.

DATE

BY

DATE

To: Mayor and Honorable City Council Members

From: The Mayor's Skate Park Committee

Date: July 25, 2000

The primary objective of our committee was to recommend the most practical, long term, and economical plan for a skate park. Two major items which were considered in our task were first, the type of park to be built, and second, the location of the park.

With regard to the type of park, after visiting numerous parks across the state, the committee members unanimously concurred that above ground, modular ramps produced the most variety and long term versatility. The concept of constructing a concrete bowl type of park was considered, however, the ability to add to or change the park in the future, as well as overall cost made this option impractical.

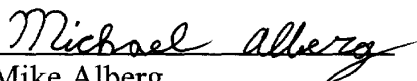
Some items that were considered in terms of location were parking, public transportation, landscaping, security lighting and adequate restroom facilities. After a number of public meetings, as well as private discussion with in-line skaters, skateboarders, parents, staff, as well as Council members, we concluded that the south east basin area of Kofu Park best provided all of the amenities that a good skate park should provide.


Therefore, we submit the following recommendation to the Lodi City Council:

"The City construct at Kofu Park a 16,000 sq. ft., above ground modular skate park and an 800 sq. ft. pro shop on the south east basin area of Kofu Park. We further recommend that the facility be constructed and operated by a private, professional skate park group, with a shared revenue stream returning to the City. Through our research, our committee found only one

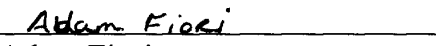
such contractor that could produce the superior quality structures required and provide an operating program that would return revenue to the City. Therefore, we further recommend that the City enter into negotiations with Spohn Ranch, Inc. for the design, construction and operation of this facility.”

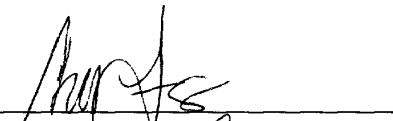
The Mayor’s Skate Park Committee Members:

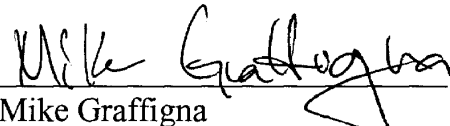

Mike Alberg

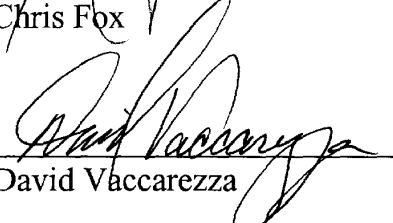

Jared Callahan

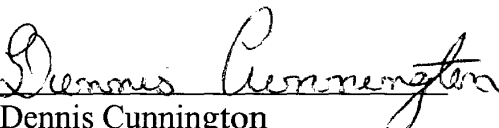

Rudy Vaccarezza


Adam Fiori


Chris Fox


Mike Graffigna


David Vaccarezza


Dennis Cunningham

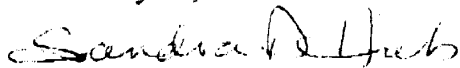
10/10/00
10/10/00
10/10/00
10/10/00
10/10/00

August 1, 2000

City Clerk:

Please see that Mayor Mann and all council members receive a copy of this correspondence before the council meeting on August 2, 2000.

Thank-you,



Sandra Hieb

To: Mayor of Lodi and all City Council members
From: Residents of 1100 & 1200 block of S. Sunset Dr.
Date: 8/1/00
Subject: Skateboard Park

It has been brought to our attention that the location of the new Skate Park is to be constructed at Kofu Park immediately north of the tennis courts. As home owners on the 1100 & 1200 block of South Sunset Drive, we are opposed to this location as we already have to tolerate noise and lighting from soccer, baseball, and tennis games, not to mention the traffic.

On two occasions, we as homeowners have attempted to have the city construct a block sound wall to help buffer the noise level that we already have to endure. The city refused stating there were no funds available. It is highly insulting that we have gone before the city on two occasions expressing our plight of noise, and now the city is apparently choosing to add salt to the wound by adding yet another noise factor to our area.

We should be afforded some degree of "quiet enjoyment" of our property!

Jennifer Perrin

From: bama [bama@lodinnet.com]

Sent: Wednesday, August 02, 2000 8:16 AM

To: Steve Mann; Keith Land; Susan Hitchcock; Alan Nakanishi; Philip Pennino

Subject: SKATE PARK

I WOULD LIKE TO SUGGEST THAT THE COUNCIL CONSIDER SALAS PARK AS A LOCATION FOR THE SKATE PARK.

SALAS PARK IS BORDERED ON THE SOUTH BY INDUSTRIAL BUILDINGS, ON THE WEST BY RAILROAD TRACKS, ON THE NORTH BY STORAGE BUILDINGS AND BY AMPLE PARKING ON THE EAST. IT ALSO HAS LIGHTING. THE RESIDENTS IN THAT AREA ALREADY HAVE A SOUND WALL INSTALLED. THIS SEEMS LIKE A MUCH MORE SUITABLE AREA FOR THE SKATE PARK.

SINCERELY,

JANE THURMAN

8/2/00